

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 02-8

Introduced by Council President Hirsch at the request of the County Executive

Legislative Day No. 02-6 Date February 19, 2002

AN ACT to repeal and reenact, with amendments, Subsection 267-49B, Development standards, of Section 267-49, Housing for the elderly, of Article VII, Design Standards for Special Developments, of Chapter 267, Zoning, of the Harford County Code, as amended; to increase the density of units in the R3 and B3 Districts for housing for the elderly; and generally relating to housing for the elderly.

February 19, 2002
By the Council, _____

Introduced, read first time, ordered posted and public hearing scheduled

on: March 19, 2002

at: 7:30 P.M.

By Order: James E. Massey, Jr., Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on March 19, 2002, and concluded on, March 19, 2002.

James E. Massey, Jr., Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

Section 1. Be It Enacted By The County Council of Harford County, Maryland that Subsection 267-49B, Development standards, of Section 267-49, Housing for the elderly, of Article VII, Design Standards for Special Developments, of Chapter 267, Zoning, of the Harford County Code, as amended, be and it is hereby repealed and reenacted, with amendments, all to read as follows:

Chapter 267. Zoning

Article VII. Design Standards for Special Developments

§ 267-49. Housing for the elderly.

B. Development standards.

(1) Permitted uses. The accessory uses permitted in a housing-for-the-elderly project may include convenience goods stores, personal services, professional services, restaurants, health services and medical clinics. Common activity areas, including the above uses, and other areas serving the collective needs of the residents shall not exceed 100 square feet per dwelling unit. Permitted housing types shall include townhouse dwellings, patio/court/atrium dwellings, multiplex dwellings, garden apartment dwellings and mid-rise apartment dwellings.

(2) Density. The maximum density shall be seven units per gross acre in R1 and R2 Districts, [ten units per gross acre in the R3 and B3 Districts,] fourteen units per gross acre in the R3, R4, B3 and CI Districts and five units per acre in the VR and VB Districts. In the AG/MO District, the maximum density shall be [fourteen (14)] units per gross acre. No more than 300 units shall be permitted in any such project.

(3) Site design.

(a) The project shall be designed with regard to soils, topography and natural and historic features of the parcel.

(b) All residential structures shall be sited so as to promote privacy and security and to ensure natural light for all living areas.

(c) Buildings near the periphery of the project shall be harmonious with

1 neighborhood areas and shall provide adequate transition in density and type or shall provide a buffer
2 yard as required in § 267-28C. In the CI and B3 Districts, a buffer yard 20 feet wide shall be provided.

3 (d) No building shall be located within ten feet of the private road right-of-
4 way and parking areas.

5 (e) Business uses in housing for the elderly shall be designed with their
6 primary orientation to the project and integrated with the dwelling units consistent with the needs of the
7 future residents. Business uses shall occur within completely enclosed buildings. No freestanding
8 signs advertising business uses shall be permitted.

9 (4) Vehicular circulation and access.

10 (a) The project roads shall be designed to provide a logical road network
11 adequate for internal movement.

12 (b) The project must be directly accessible from one or more existing or
13 planned arterial, collector or primary residential roads.

14 (c) Particular attention shall be given to providing safe conditions for both
15 pedestrian and vehicular movements.

16 (d) Adequate access shall be provided for emergency vehicles and
17 personnel.

18 (e) Internal roads may be designed and constructed as private roads in
19 accordance with the private road standards established in the Harford County Subdivision Regulations.

20 (5) Open space. The open space shall be generally continuous, accessible to the
21 residents and protective of natural features. At least 50% of the total parcel area shall be in open space.

22 (a) Recreational facilities. Adequate recreational facilities shall be
23 constructed in each phase of development to meet the needs of the residents. The developer shall
24 provide a schedule for the installation of the facilities at the time the project is approved.

25 (b) The active recreation space shall be a minimum of one-half acre and may

1 include indoor and outdoor facilities designed to provide opportunity and encouragement for physical
2 activity. The required active open space may be reduced by the Zoning Administrator based upon the
3 specific program proposed by the developer.

4 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
5 it becomes law.

EFFECTIVE:

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available for
distribution to the public and the press.*


Council Administrator

BILL NO. 02-8HARFORD COUNTY BILL NO. 02-8Brief Title) Zoning Code - Development Standards - Housing for the Elderly

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James E. Massey, Jr.
AdministratorButch AL
PresidentDate 4-2-02Date 4/2/02

BY THE COUNCIL

Read the third time.

02-10 (April 2, 2002)

Passed: LSD _____

Failed of Passage: _____

By Order

James E. Massey, Jr.
Council AdministratorSealed with the County Seal and presented to the County Executive for approval this 4th day of April, 2002, at 4:00 p.m.James E. Massey, Jr.
Council Administrator

BY THE EXECUTIVE

James H. Harkins
COUNTY EXECUTIVE

APPROVED:

Date 4-9-02

BY THE COUNCIL

This Bill (No. 02-8), having been approved by the Executive and returned to the Council, becomes law on April 9, 2002.

EFFECTIVE DATE: June 10, 2002

James E. Massey, Jr.
Council Administrator**BILL NO. 01-32**